

LEGEND:

100
5000 SF
CONDOMINIUM

O. S.
PROJECT BOUNDARY
950
PROPOSED CONTOUR
DAYLIGHT LINE
CUT & FILL
RIDGE LINE
(PVT)
PRIVATE DRIVE
P & F
PRIVATE & FUTURE STREET

LOT NO.
LOT AREA (SQUARE FEET)
LAND USE
OPEN SPACE
PROJECT BOUNDARY
PROPERTY LINE
PROPOSED CONTOUR
DAYLIGHT LINE
CUT & FILL
RIDGE LINE
(PVT)
PRIVATE DRIVE
P & F
PRIVATE & FUTURE STREET

ABANDONED OIL WELL
RIGHT OF WAY
EMERGENCY VEHICLE ACCESS
LINE OF SIGHT EASEMENT
DRIVEWAY EASEMENT
PRIVATE DRIVEWAY & FIRE LANE
NUMBER OF OPEN PARKING SPACES

LOT No. 480
COMMERCIAL - 4 STORY
Lot Acreage
Land Use:
Office
Required Parking
Required Parking
Parking Provided
Handicap Parking
Handicap Van-Accessible
Max. Height

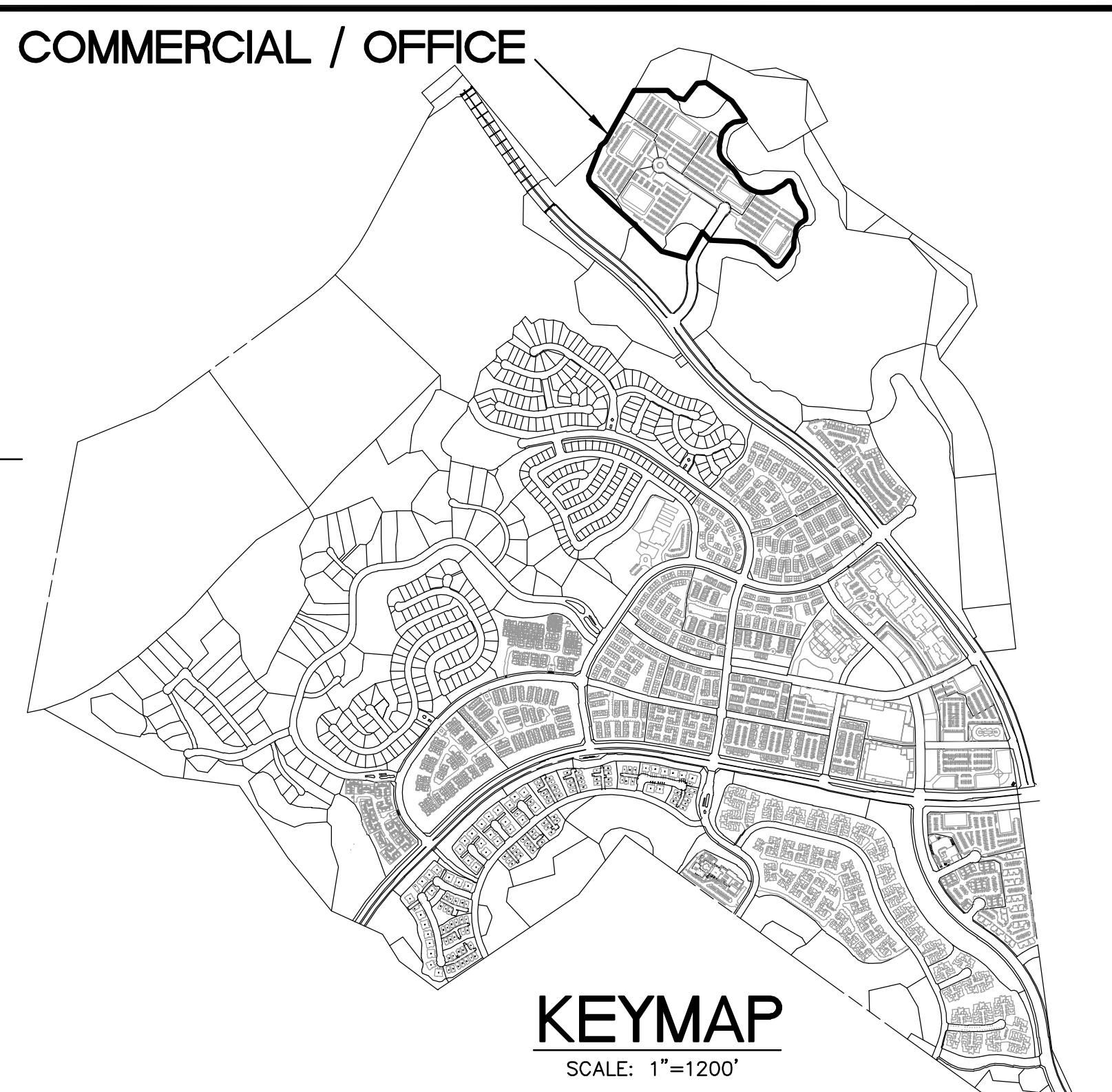
8.3 Acres
MU-Commercial
144,000 S.F.
1 Space per
400 s.f. of Bldg. Area
360 Spaces
360 Spaces
8 Spaces
1 Space/8 H.P.S.
1 Space
55'

LOT No. 481
COMMERCIAL - 4 STORY
Lot Acreage
Land Use:
Office
Required Parking
Required Parking
Parking Provided
Handicap Parking
Handicap Van-Accessible
Max. Height

6.3 Acres
MU-Commercial
144,000 S.F.
1 Space per 400 s.f.
of Bldg. Area
360 Spaces
360 Spaces
8 Spaces
1 Space/8 H.P.S.
1 Space
55'

LOT No. 483
COMMERCIAL - 4 STORY
Lot Acreage
Land Use:
Office
Required Parking
Required Parking
Parking Provided
Handicap Parking
Handicap Van-Accessible
Max. Height

7.8 Acres
MU-Commercial
140,000 S.F.
1 Space per 400 s.f.
of Bldg. Area
350 Spaces
350 Spaces
8 Spaces
1 Space/8 H.P.S.
1 Space
55'



NOTE:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF FIRE DEPARTMENT.

2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM 32 FT CENTERLINE TURNING RADIUS.

3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

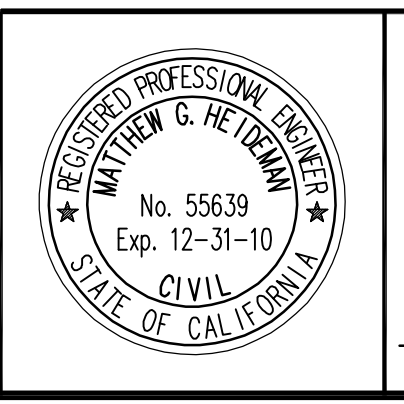
PARKING NOTES:

1. A MINIMUM OF 1 SPACE PER 400 SF OF OFFICE SPACE AND 1 SPACE PER 250 SF OF RETAIL SPACE WILL BE PROVIDED.

2. PERMISSION IS REQUESTED TO ALLOW OFFICE AND RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.



LEGAL DESCRIPTION:
PARCELS 11, 12, 13, 22 AND A PORTION OF PARCEL 14 OF PARCEL MAP 24500-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 293 PAGES 34 TO 67 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.



PSOMAS
28480 Avenue Stanford, Suite 200
Santa Clarita, CA 91355
(661) 219-6000 (661) 775-2718 (FAX)

DESIGNED :
DE/MH
DRAFTED :
DE/MS
CHECKED :
MH

OWNER/DEVELOPER :
NEWHALL RANCH.
25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CALIFORNIA 91335
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. COREY HARPOLE

DATE: 4/19/2010

PROJECT NO.
1NLF0120.00

SHEET
17
OF
20

**MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 61105
SITE PLAN - EXHIBIT MAP**

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA